







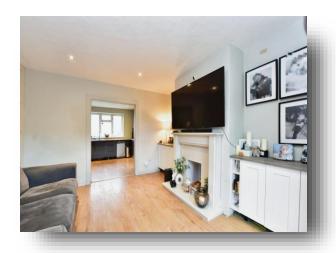


welcome to

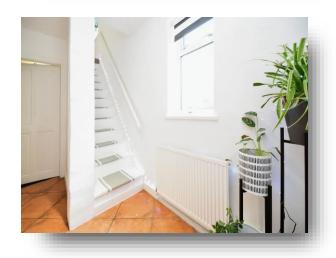
Brooks Road, Barrow Hill Chesterfield

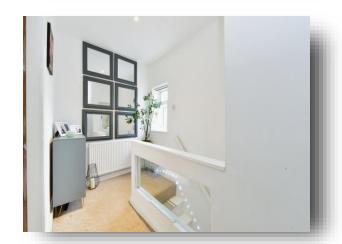
Welcome to this delightful two-bedroom semi-detached home, offering a perfect blend of modern convenience and comfortable living. Situated in a Cul de sac, this is the ideal home for peace and serenity.













Entrance Hall

With tiled flooring, stairs to first floor landing, double glazed windows and gas central heating radiator.

Office

6' x 6' 1" (1.83m x 1.85m)

Office space with gas central heating radiator.

Porch

Porch with stable door type.

Utility Room

3' 2" x 6' (0.97m x 1.83m)

With space and plumbing for washing machine and dryer.

Kitchen

10' 11" x 11' 10" (3.33m x 3.61m)

With laminate flooring, base unit worktops, stainless steel sink with mixer tap, ceramic hob with stainless steel splashback and double glazed window.

Lounge

13' x 11' 10" (3.96m x 3.61m)

With laminate flooring, french doors leading to the rear of the property, built in cupboard space, feature fireplace and gas central heating radiator.

Landing

With access to the loft, double glazed window.

Master Bedroom

13' x 12' MAX (3.96m x 3.66m MAX)
With double glazed windows, the mast

With double glazed windows, the master bedroom also comes with an en-suite featuring a shower, wash hand basin, w/c, tiled flooring and gas central heating.

Bedroom Two

10' 11" x 11' 10" (3.33m x 3.61m)

With gas central heating and double glazed windows.

Bathroom

8' x 7' 10" (2.44m x 2.39m)

With tiled flooring, this comes with a bath, gas central heating radiator and double glazed windows, as well as storage cupboards.

Front Garden

With accessible path, gate and lawn.

Rear Garden

With Astro-turf grass, decorative gravel area and summer house.

Summer House

9' 1" x 17' 1" (2.77m x 5.21m)

Big summer house with built in entertainment bar with power and lighting.





welcome to

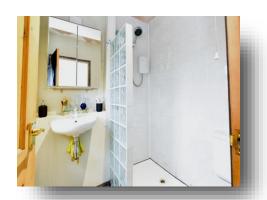
Brooks Road, Barrow Hill Chesterfield

- ** GUIDE PRICE £140,000 £150,000 ** Council Tax Band: A
- Two Bedroom Semi Detached Family Home
- Modern Fitted Kitchen
- Well Presented throughout.
- En-Suite and Stylish Family Bathroom

Tenure: Freehold EPC Rating: Awaited

guide price

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF104053



Property Ref: CSF104053 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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